FORM No. 2
[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date : 10-10-2026

To,
The NIVAAN HOMES PRIVATE LIMITED

Add: Flat No-301, Ganpati Heights, Lekha Nagar, Near Dav School
Patna-801105

Subject :Certificate of Cost Incurred for Development of [Project Name] **NIVAAN PARADISE** for Construction of _____ building(s)/_____Wing(s) of the_____Phase (BRERAP12296-002/130/R-1634/2024)situated on the Plot bearing Khesra No-593,594 Khata No.-02 Thana No.-44 Fina Plot No.-593,594 demarcated by its boundaries (latitude and longitude of the end points) **25.588579** and **85.022765** to the North **BADRI BHAGAT** to the South **BHULAN BHAGAT** to the East **NAGESWAR PRASAD** to the West of Division **ROAD** Village _SERARI_Block DANAPUR District PATNAPIN 801105 admeasuring 1052.46 sq.mts. area being developed by [Promoter's Name] NIVAAN HOMES PRIVATE LIMITED

Ref: Bihar RERA Registration Number _BRERAP12296-002/130/R-1634/2024

Sir,

I/ We **SUSHIL KUMAR** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, **NIVAAN PARADISE** Building(s)/----------Wing(s) of the ---------- Phase of the Project, situated on the plot bearing Survey Final Plot No. 593, 594 of Division DANAPUR Village SERARI Block DANAPUR District PATNA PIN 801503 admeasuring 1052.46 sq.mts.area being developed by [Promoter's Name] NIVAAN HOMES PRIVATE LIMITED

(i) M/s /Shri/Smt **UmaShankar Kumar** L.S. / Architect ;
(ii) M/s /Shri/Smt **Sushil Kumar** as Structural Consultant
(iii) M/s /Shri/Smt **Jitendra Kumar** as MEP Consultant
(iv) M/s /Shri/Smt _**Sanjay Kumar**_as Quantity Surveyor *

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost

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calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by _____Quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. **25961200** (Total of Table A and B). The estimated Total Costof project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the _____being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. **6042000**(Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from____(planning Authority) is estimated at Rs. **25961200**(Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

Building /Wing bearing Number BRERAP12296-002/130/R-1634/2024
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 18-01-2024 date of Registration is	Rs. 25961200
2	Cost incurred as on 30-09-2026 (based on the Estimated cost)	Rs 60,42,000
3	Work done in Percentage (as Percentage of the estimated cost)	40%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 60,42,000
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. N/A

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TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 18-01-2024 date of Registration is	Rs 25961200
2	Cost incurred as on 30-09-2026 (based on the Estimated cost).	Rs. 6042000
3	Work done in Percentage (as Percentage of the estimated cost).	40%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 6042000
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. N/A

Yours Faithfully,

SUSHIL KUMAR
Registration No.
BR/UDHD/SE/23-0111
UDHD, Govt. of Bihar

Signature of Engineer

(Licence No .....)

*** Note :**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate/Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer.In case of independent Quantity Surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carryout entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the RealEstate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive

Annexure A

List of Extra/Additional Items executed with Cost (which were not part of the original Estimate of Total Cost)

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